

November 29, 2000

TO: Mayor and City Council

FROM: John Lettelleir, AICP, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting November 28, 2000

The following item is scheduled for the December 5, 2000 City Council Meeting

Site Plan, Final Plat & Conveyance Plat: SWC Tollway at Stonebrook Addition,
Block A, Lots 1 and 2
Applicant(s): BancGroup Investments

DESCRIPTION:

A convenience store with gas pumps and a dry cleaners on two lots on 6.6± acres on the southwest corner of the Dallas North Tollway and Stonebrook Parkway. Zoned Planned Development-128-C-1/MF-2. Neighborhood #22.

APPROVED: 5-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

1. Staff approval of the landscape plan.
2. Staff approval of facade plans.

Final Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.

Conveyance Plat

Additions and/or alterations to the engineering plans as required by the Engineering Department.

DM/sg

cc: Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.:	2c
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REMARKS:

The site plan shows 4,162 square-foot building containing a convenience store and a dry cleaners on Lot 1. The convenience store will provide gas pumps, while a drive-thru will serve the dry cleaners. The site plan conforms to the approval conditions of the preliminary site plan. These conditions include:

- berms along Stonebrook Parkway and the Dallas North Tollway;
- increased landscaping between the drive-thru and the west property line;
- brick-encased canopy columns; and
- a building design, which includes a pitched roof and exterior construction of brick and stone.

Access is provided from Stonebrook Parkway and the Dallas North Tollway. Parking and landscaping are adequate.

The final plat for Lot 1 dedicates easements necessary to develop the property.

The conveyance plat for Lot 2 dedicates a fire lane and access easement to provide access to the median opening within Stonebrook Parkway.

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